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TOWN OF ACTON
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BOARD OF APPEALS
AUG - 4 2014
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BOARD OF APPEALS
(FORM 4)
PETITION FOR A SPECIAL PERMIT

July 31 2014
19 2014

I/We hereby petition the Board of Appeals for a public hearing and a special permit under Section 8.1.3 of the Zoning By-Law, as provided by G.L. Chapter 40A, Section 9 to allow:

SEE ATTACHMENT

OFFICE USE ONLY

Four copies of petition? + 2 CD ROM

Location map? ✓

Plot plans? ✓

Additional briefs? ✓

List of abutters and other interested parties? ✓

Fee - \$100.00/1-25 abutters
\$125.00/26+ abutters? 100.-

Next Hearing Date? 9/8/14 No 14-07

Respectfully submitted

Signed

Laure M. Crockett
(Petitioner)

Name

LAURE M. CROCKETT, ARCHITECT

Address

221 POPE ROAD

Phone #

978 596 - 1110

Signed

Stacey G. Durkin
(Owner of record) JSJCH LLC

Name

Stacey G. DURKIN

Address

18 Wetherbee St Acton MA

Phone #

84pm 978-263-1185 978-423-2145

A special permit may be granted by the Board of Appeals under specific paragraphs of the Zoning By-Law. In general, the use may be permitted if the special permit will be in harmony with the general provisions and intent of the Zoning By-Law and if all requirements or conditions for the granting of such a permit, as contained in the specific sections of the Zoning By-Law, have been satisfied.

Laurie M. Crockett, R.A.
221 Pope Road
Concord, Massachusetts 01742

RE: 54 Pope Road

The property owner is requesting a special permit as it relates to a non-conforming lot, as per Section 8.1.3 and 8.1.5 of the zoning by-laws.

The proposed work includes the demolition of the existing home and garage at 54 Pope Road and the construction of a new two-story colonial home with attached garage.

The existing home allows for a total Net Floor Area of 3229 s.f. As per 8.1.3.4, we are requesting relief for an additional 478 s.f. which translates to an additional 13% of Net Floor Area for the new construction. The new home will exceed all yard setback requirements.

The existing stone wall that creates the property line along Pope Road will remain and will be re-built as necessary. The existing mature trees along Pope Road will remain.

We believe the new home design will compliment the existing homes on Pope Road and be consistent with the neighborhood.



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TOWN CLERK
ACTON

Board of Appeals

NOTICE OF PUBLIC HEARING

The Board of Appeals will hold a Public Hearing on Monday, September 8, 2014 at 7:00 pm in Room 126 of the Town Hall.

on the following petition:

Hearing #14-07

**Laurie Crockett for a SPECIAL PERMIT
under Section 8.1.3 and 8.1.5 of the Zoning
Bylaw to demolish an existing home on a
non-conforming lot and construct a new
two-story home that would be larger in
square footage than the home which currently
exists. The structure is located at 54 Pope Rd.
Map F5/Parcel 48.**

Petitioner must be present, or send authorized representative

BOARD OF APPEALS

Jon Wagner

Clerk



50 POPE ROAD



54 POPE ROAD



67 POPE ROAD



25 POPE ROAD



62 POPE ROAD

63 POPE ROAD

